

Basement Impact Assessment AUDIT: Instruction

Section A (Site Summary) – to be completed by Case Officer

Camden Case Reference:	2018/6045/P	Site Address:	Royal Academy of Dramatic Art (RADA), 16-18 Chenies Street
Case officer contact details:	Laura Hazelton Laura.hazelton@camden.gov.uk 0207 974 1017	Date of audit request:	17/01/2019
Statutory consultation end date:		03/01/2019	
Reason for Audit:	Extensions to previously approved basement		
Proposal description:			
<p>Variation of condition 2 (approved drawings) and condition 4 (green roof details) of planning permission 2015/5759/P dated 14/08/2018 for the "demolition of part of rear of 16 and 18 Chenies Street; alterations, extensions (including at basement level) and general refurbishment to 16-18 Chenies Street to create Richard Attenborough Theatre, new refectory, bar and kitchen, library, exhibition space, ancillary offices and student accommodation"; namely, reduction in the number of theatre seats, reduction in student rooms, relocation of green roof, creation of basement extensions, access ramp and associated internal and external alterations.</p>			
Relevant planning background			
<p>Previous permission 2015/5759/P dated 14/08/2018. The current proposals seek to extend the footprint of the basement excavations to the rear of no.16. Please confirm if the works require another BIA audit or not.</p>			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?		Yes	
Is the site in an area of relevant constraints? (check site constraints in M3/Magic GIS)		Slope stability	Yes
		Surface Water flow and flooding	No
		Subterranean (groundwater) flow	Yes

Does the application require determination by Planning Committee in accordance with the Terms of Reference ¹	No
Does the scope of the submitted BIA extend beyond the screening stage?	Yes

¹ Recommendations for approval of certain types of application require determination by Planning Committee (PC). From time to time applications which would normally be determined by officers under delegated authority are referred by the Director of Regeneration and PC for decision. Where the Auditor makes representations at PC on behalf of an application the fees for attendance will be passed to the applicant.

Section B: BIA components for Audit (to be completed by Applicant)

Items provided for Basement Impact Assessment (BIA)¹		
Item provided	Yes/ No/ NA²	Name of BIA document/appendix in which information is contained.
1		Variation of condition 2 (approved drawings) and condition 4 (green roof details) of planning permission 2015/5759/P dated 14/08/2018 for the "demolition of part of rear of 16 and 18 Chenies Street; alterations, extensions (including at basement level) and general refurbishment to 16-18 Chenies Street to create Richard Attenborough Theatre, new refectory, bar and kitchen, library, exhibition space, ancillary offices and student accommodation"; namely, reduction in the number of theatre seats, reduction in student rooms, relocation of green roof, creation of basement extensions, access ramp and associated internal and external alterations.
2		Please refer to submitted Site Location Plan Ref: GA 001-PPL Rev 1 and As Proposed Site Plan Rev 08 Ref: GA 201-PPL Rev 08 and Construction Method Statement (October 2018) prepared by Haines Philips Architects.
3		Please refer to the submitted application plans and drawings prepared by Haines Phillips Architects.
4		Please refer to the submitted application plans and drawings prepared by Haines Phillips Architects.
5		Please refer to the submitted application plans and drawings prepared by Haines Phillips Architects.
6		Please refer to the submitted application plans and drawings prepared by Haines Phillips Architects, Construction Method Statement (October 2018) prepared by Haines Philips Architects, Ground

			Movement Report (October 2018) and Supplementary Ground Investigation Report (October 2018).
7	Programme for enabling works, construction and restoration.		Not applicable. For detailed list of proposed works, please refer to the submitted Schedule of Works prepared by Haines Phillips Architects.
8	Identification of potential risks to land stability (including surrounding structures and infrastructure), and surface and groundwater flooding.		Please refer to the submitted Supplementary Ground Investigation Report (October 2018).
9	Assessment of impact of potential risks on neighbouring properties and surface and groundwater.		Please refer to the submitted Construction Method Statement (October 2018) prepared by Haines Philips Architects, Ground Movement Report (October 2018) and Supplementary Ground Investigation Report (October 2018).
10	Identification of significant adverse impacts.		Please refer to the submitted Construction Method Statement (October 2018) prepared by Haines Philips Architects, Ground Movement Report (October 2018) and Supplementary Ground Investigation Report (October 2018).
11	Evidence of consultation with neighbours.		The consultation took place prior to the submission of the original application therefore it has been agreed with the Council that the consultation is not required as part of the current application.
12	Ground Investigation Report and Conceptual Site Model including <ul style="list-style-type: none"> - Desktop study - exploratory hole records - results from monitoring the local groundwater regime - confirmation of baseline conditions - factual site investigation report 		Please refer to the submitted Supplementary Ground Investigation Report (October 2018).
13	Ground Movement Assessment (GMA).		Please refer to the submitted Ground Movement Assessment Report (October 2018).
14	Plans, drawings, reports to show extent of affected area.		Please refer to the submitted application plans and drawings prepared by Haines Phillips Architects, Construction Method Statement (October 2018) prepared by Haines Philips Architects, Ground Movement Report (October 2018) and

			Supplementary Ground Investigation Report (October 2018).
15	Specific mitigation measures to reduce, avoid or offset significant adverse impacts.		Please refer to Ground Movement Report – Section 6.2 (October 2018) and Supplementary Ground Investigation Report (October 2018).
16	Construction Sequence Methodology (CSM) referring to site investigation and containing basement, floor and roof plans, sections (all views), sequence of construction and temporary works.		Please refer to the submitted Supplementary Ground Investigation Report (October 2018).
17	Proposals for monitoring during construction.		Please refer to the submitted Construction Method Statement (October 2018) prepared by Haines Philips Architects, Ground Movement Report (October 2018) and Supplementary Ground Investigation Report (October 2018).
18	Confirmatory and reasoned statement identifying likely damage to nearby properties according to Burland Scale		Please refer to the submitted Ground Movement Report – Appendices (October 2018).
19	Confirmatory and reasoned statement with supporting evidence that the structural stability of the building and neighbouring properties will be maintained (by reference to BIA, Ground Movement Assessment and Construction Sequence Methodology), including consideration of cumulative effects.		Please refer to the submitted Construction Method Statement (October 2018) prepared by Haines Philips Architects, Ground Movement Report (October 2018) and Supplementary Ground Investigation Report (October 2018).
20	Confirmatory and reasoned statement with supporting evidence that there will be no adverse effects on drainage or run-off and no damage to the water environment (by reference to ground investigation, BIA and CSM), including consideration of cumulative effects.		Please refer to the submitted Supplementary Ground Investigation Report (October 2018).
21	Identification of areas that require further investigation.		N/A
22	Non-technical summary for each stage of BIA.		Please refer to the submitted Supplementary Ground Investigation Report - Section 10.2 (October 2018)

Additional BIA components (added during Audit)			
Item provided	Yes/No/NA²		Comment

Notes:

¹ NB policy A5 also requires consideration of architectural character, impacts on archaeology, amenity and other matters which are not covered by this checklist.

² Where response is 'no' or 'NA', an explanation is required in the Comment section.

Section C : Audit proposal (to be completed by the Auditor)

Date	Fee Categorisation (A/B/C) and costs (£ ex VAT)	Date estimate for initial report	Commentary (including timescales for completion of Initial Report)
<i>05/02/2019</i>	<i>Category B - £2025 (stability only)</i>	<i>Approximately 4 weeks from instruction</i>	<i>Additional fees may be required for</i> <ul style="list-style-type: none"> • <i>site attendance</i> • <i>reviewing revised/resubmitted documentation</i> • <i>reviewing third part consultation comment</i> • <i>attending DCC</i>

Note: Where changes to the fee categorisation are required during the audit process, this will require details to be updated in section E, with justification provided by the auditor.

These changes shall be agreed with the planning officer and the applicant, in writing before the work is undertaken.